

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 18, 2015**



**RP14-12: proposed Replat of Lot 1-B in Block 1 of the Highland Hills Subdivision – Phase 2**

**SIZE AND LOCATION:** 16.81 acres of land adjoining the south side of Boonville Road (FM 158), between Tom Light and Wildflower Drives

**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development – Mixed Use (PD-M)

**APPLICANT(S):** Dr. Sam Harrison of Hy-Lay Joint Venture

**AGENT:** Gessner Engineering

**STAFF CONTACT:** Martin Zimmermann, Planning Manager



## **BACKGROUND AND RECOMMENDATION:**

The applicant/property owner, Dr. Sam Harrison, is proposing to replat a 16.81 acre lot into three new lots (proposed Lots 1B-1, 1B-2 and 1B-3) being 3.00 acres, 8.34 acres, and 2.96 acres in size, respectively. The subject property is currently zoned Planned Development – Mixed Use. A replat (RP13-26) was previously approved by the Planning and Zoning Commission in 2013 Lot 1-B as it exists today.

A new public street (Buddy's Avenue) extending approximately 850 feet south from Boonville Road along the eastern property lines of proposed Lots 1B-2 and 1B-3 as well as an approximately 650-foot extension of Highpoint Drive from its current terminus at Hillpoint Drive are proposed for dedication and improvement by the developer in conjunction with this proposed replat. Part of the street extensions are proposed on land that is encumbered by a 100-foot wide private utility easement (owned by Gulf States).

The purpose of this replat is to accommodate the planned commercial development of Lots 1B-2 and 1B-3. During a special meeting on December 18, 2014, the Planning and Zoning Commission approved a Conditional Use Permit (case no. CU14-13), to allow automobile sales use on this land. Submission of this replat was a condition of that Conditional Use Permit approval. Another condition of the Conditional Use Permit approval was Texas Department of Transportation (TxDOT) approval for any proposed utility, driveway, sidewalk or draining work related to this project that will be performed within a TxDOT right-of-way, including, but not limited to, the access connection to Boonville Road and proposed median changes. As of the writing of this staff report, TxDOT permit approval is still pending.

The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to the following:**

- 1. TxDOT approval for any proposed utility, driveway, sidewalk or draining work related to this project that will be performed within a TxDOT right-of-way, including, but not limited to, the access connection to Boonville Road and proposed median changes.**
- 2. Submission of a letter from Gulf States, agreeing to the construction of public streets within their private utility easement on the subject property.**